

22 Endean Avenue



## Welcome to 22 Endean Avenue

This stunning wide semi-detached home is beautifully situated on a quiet tree-lined street. Completely turnkey and stylishly renovated with high ceilings, hardwood floors, recessed lighting, and wainscoting throughout the main and second floors. The main floor offers an open concept living room with a built-in fireplace, dining room with large bay window, and a spacious gourmet kitchen with stainless steel appliances, custom cabinetry, and breakfast bar. The kitchen walks out to a private deck and landscaped city garden. The second floor offers a four piece washroom and three bedrooms including the primary with sitting area. The finished lower level features a spacious recreation room, laundry room, and three piece washroom. Rare two car parking with a security gate off the laneway at the back completes this offering. A tranquil setting in this vibrant Leslieville locale - walk to everything! Shops, restaurants, schools, parks, and easy transit are all minutes away.







## MAIN FLOOR

### FOYER

- Tile floor
- Double mirrored coat closet
- Plaster crown moulding
- Wainscoting

### LIVING ROOM

- Hardwood floor
- Open concept
- Built-in electric fireplace
- Plaster crown moulding
- Wainscoting
- Picture window overlooking front porch
- Recessed halogen lighting

### DINING ROOM

- Hardwood floor
- Open concept
- Plaster crown moulding
- Wainscoting
- Coffered ceiling
- Bay window
- Recessed halogen lighting

### KITCHEN

- Hardwood floor
- GE stainless steel double door fridge with freezer drawer
- GE stainless steel induction stove with oven
- Frigidaire stainless steel microwave and exhaust fan
- GE stainless steel dishwasher
- Double stainless steel sink
- Brushed chrome fixtures and taps
- Custom glass tile backsplash
- Quartz countertops
- Breakfast bar
- Plaster crown moulding
- Coffered ceiling
- Under cabinet lighting
- Walks out to deck and garden
- Recessed halogen lighting

## SECOND FLOOR

### LANDING

- Hardwood floor
- Wainscoting
- Plaster crown moulding
- Coffered ceiling
- Skylight
- Recessed halogen lighting

### FOUR PIECE WASHROOM

- Tile floor
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Built-in wall shelves
- Soaker tub with shower
- Window

### BEDROOM

- Hardwood floor
- Window overlooking back garden

### BEDROOM

- Hardwood floor
- Double mirrored closet
- Bay window

### PRIMARY BEDROOM

- Hardwood floor
- Double mirrored closet
- Sitting area
- Bay window with pretty treeline views over Edean Avenue
- Recessed halogen lighting

## LOWER LEVEL

### RECREATION ROOM

- Broadloom
- Exposed brick wall
- Wall to wall storage cabinets
- Above grade window
- Recessed halogen lighting

## UTILITY ROOM/STORAGE

### THREE PIECE WASHROOM

- Tile floor
- Vanity with polished chrome fixtures and taps
- Glass enclosed shower
- Recessed halogen lighting
- Above grade window

### LAUNDRY ROOM

- GE washer
- GE dryer
- Laundry sink
- Built-in cupboards and shelves
- Recessed halogen lighting

## RECENT UPGRADES BY CURRENT OWNERS

- New Steel Doors – Nordik Doors – lifetime warranty (2 months old) front and back
- All Carpet – less than 1 year old
- Water Drop G3 Reverse Osmosis water filter
- Custom California shutters on all windows
- Replaced furnace in 2015
- Interior painting 2022

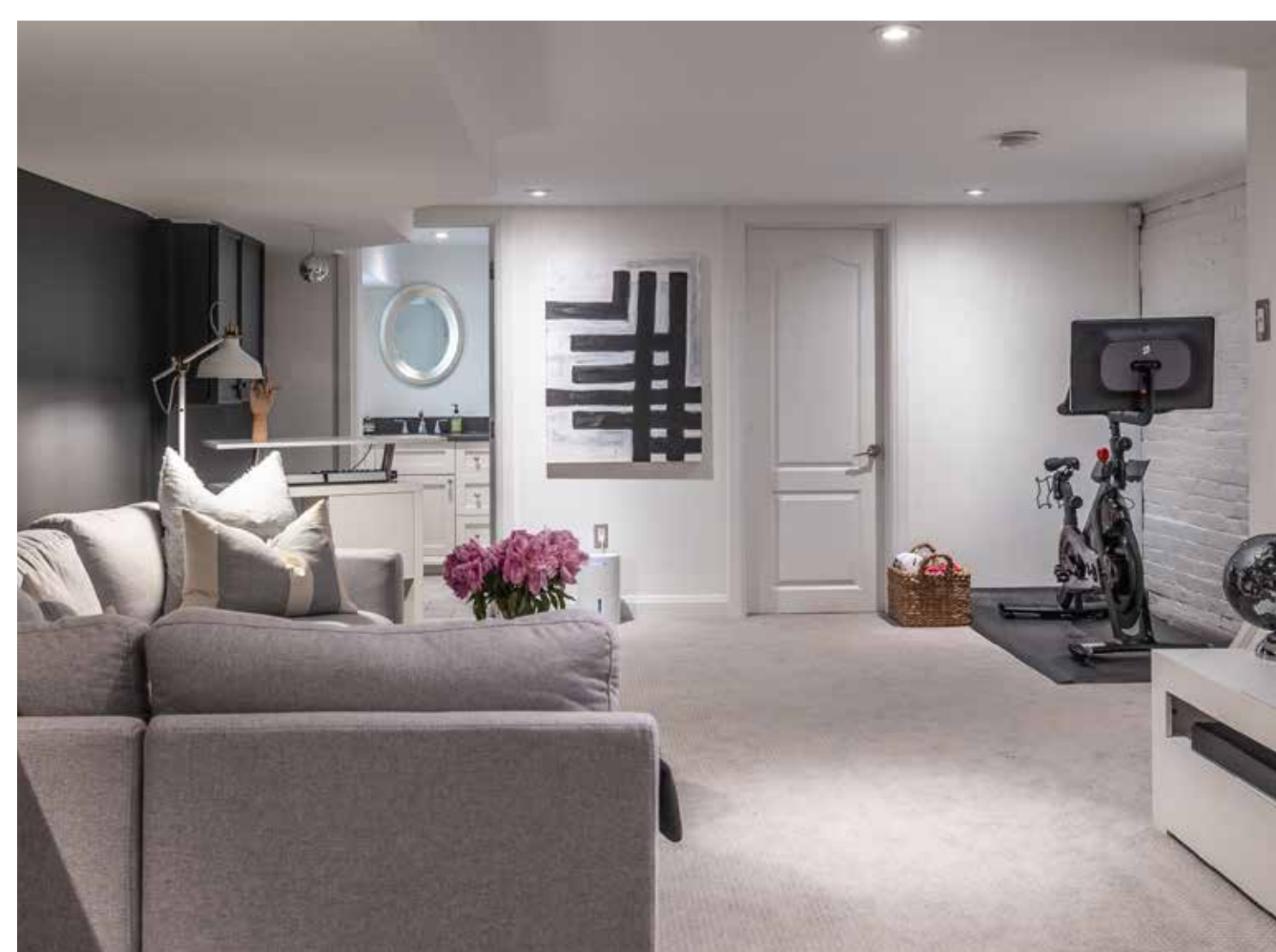
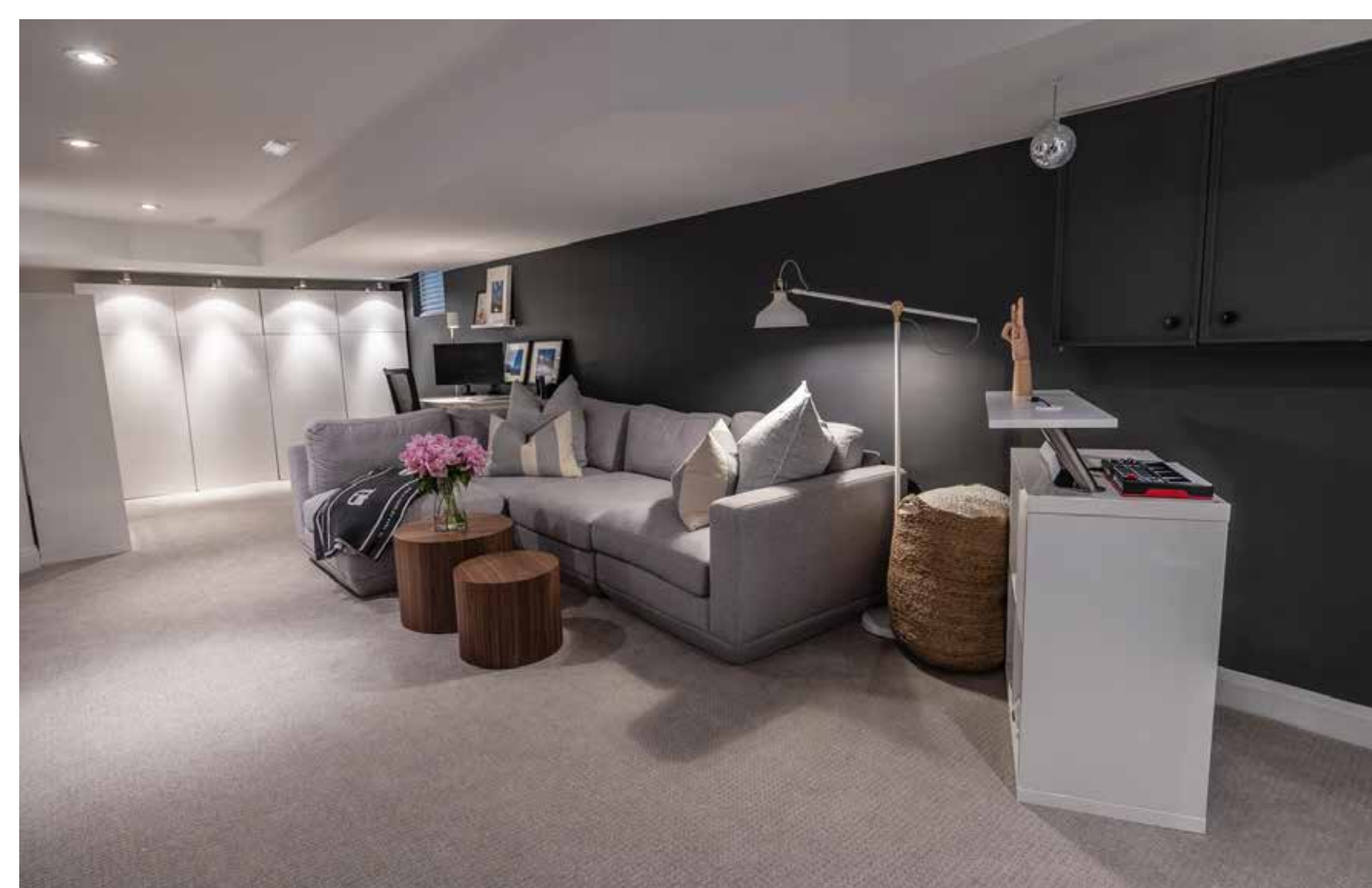
## ADDITIONAL INFORMATION

- TAXES: \$5,106.02 (2022)
- LOT SIZE: 20' x 91.92'
- PARKING: Two car parking
- POSSESSION: August 31st/TBA
- INCLUSIONS: All kitchen appliances, washer, dryer, all electric light fixtures, all custom California shutters, NEST thermostat, rough-in for central vacuum, TV above fireplace in living room, all custom built-ins.
- EXCLUSIONS: Dining room light fixture.

NOTE: National Home Inspection available through LA

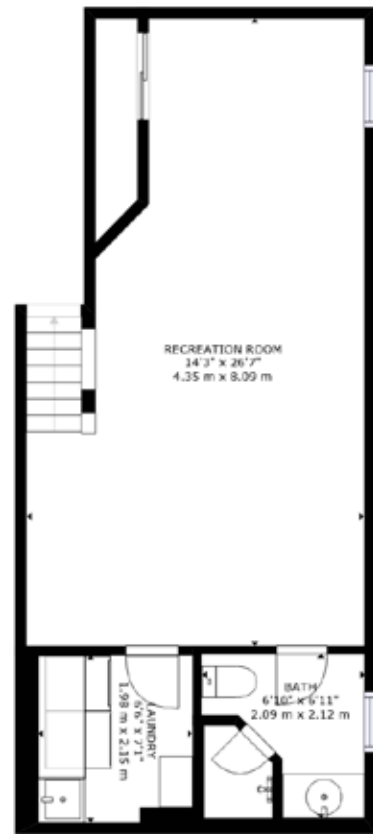
**Offered For Sale at \$1,298,000.<sup>00</sup>**



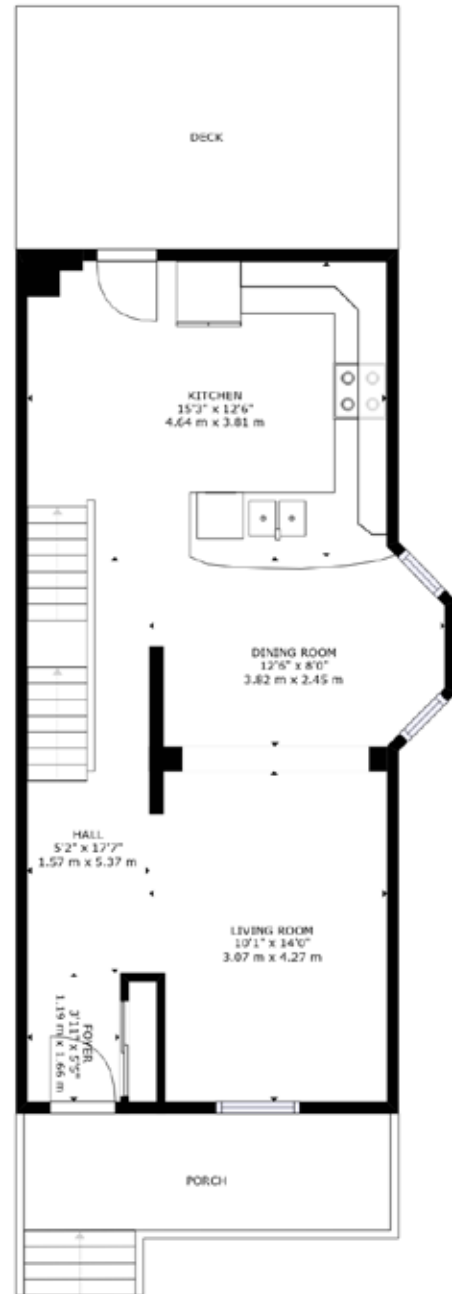




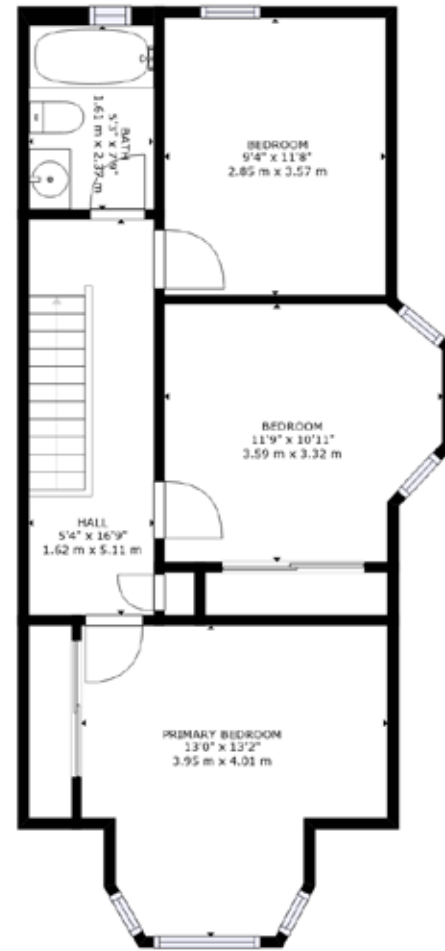




FLOOR 1



FLOOR 2



FLOOR 3

### Dear Prospective Homeowner Of 22 Endean Ave,

It is with mixed emotions that we sell our beloved home, 22 Endean Avenue. We are the first homeowners of this beautiful home since it was completely renovated in 2010-11. This home was our first as a couple and we welcomed our son (now 10 years old) in 2012. We have loved our perfect little house since the moment we moved in. From hosting friends and family for holidays and special occasions, to BBQs on the back deck, to quiet nights in watching a movie as a family— hundreds of memories have been made in this home. It is time for our family to move a little further north in the city to be closer to our son’s school. You will not find better neighbours than you have here. The most difficult part about putting the ‘For Sale’ sign on the front lawn was telling our neighbours that we would be moving. The street is quaint and quiet with a good mix of long-time residents and new/young families. We love Leslieville! Over the past 11+ years we have watched this area blossom to what it is today— a destination for people all over the city! Our favorites include, Ascari Entonca for a killer bowl of pasta; the Broadview Hotel for a cocktail on the rooftop patio; a special date night dinner at Wynona; lazy Sunday breakfast at Lady Marmalade; a Friday night ice cream at Ed’d Real Scoop (and maybe a cookie from Craig’s Cookies); and last but certainly not least, a coffee from Dineen Outpost (less than 200M from your doorstep). The neighbourhood keep getting better and better. We thank you for your interest in our home and hope that you will find as much love and joy here as we have over the years.

Wishing you all the very best,

The Abrams Family



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**Gairdner Award Winner**  
2004-2021  
**Lifetime Chairman's Award Winner**  
**Chairman's Award Winner**

